

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/42 Carrol Grove, Mount Waverley VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$590,000

&

\$640,000

### Median sale price

Median price

\$1,135,000

Property Type

Unit

Suburb

Mount Waverley

Period - From

27/11/2024

to

26/05/2025

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
5/1 Adrienne Cr, MOUNT WAVERLEY Vic	\$670,000	17/04/2025
2/34 Swanson Cr, Chadstone Vic	\$626,000	14/05/2025
10/110 Atherton Rd, Oakleigh Vic	\$595,000	07/03/2025

This Statement of Information was prepared on:

27/05/2025

### Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

1/42 Carrol Grove, Mount Waverley VIC 3149



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Property Type: Unit  
Mark Johnstone  
0398941000  
0417 377 916  
mjohnstone@woodards.com.au  
Indicative Selling Price  
\$590,000 - \$640,000  
Median House Price  
Year ending May 2025: \$1,135,000

## Comparable Properties



5/1 Adrienne Cr, MOUNT WAVERLEY Vic

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Price: \$670,000  
Method: Private Sale  
Date: 17/04/2025  
Property Type: Unit  
Land Size:



2/34 Swanson Cr, Chadstone Vic

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Price: \$626,000  
Method: Private Sale  
Date: 14/05/2025  
Property Type: Unit  
Land Size:



10/110 Atherton Rd, Oakleigh Vic

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Price: \$595,000  
Method: Private Sale  
Date: 07/03/2025  
Property Type: Unit  
Land Size:

Account - Woodards Blackburn | P: 9894 1000